

THE

Title

TEAM

LTC

608.741.7000 p
608.741.7011 f

2851 Liberty Lane
Janesville, WI 53547-1300



Renea

Sheila

Angela

Shelly

Connie

Miles

JoAnn

Linda

Kimberly

Sue

Sherry

Services

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Staff

|

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Closing

The Closing Process is different for each party of the transaction, depending on whether you are a buyer, seller or refinancing. Here are some tips on making your closing process go smoothly.

Sellers

What do you need to do to prepare for your closing?

- Comply with all requirements listed in the purchase agreement
- Cancel automatic mortgage payment withdrawals
- Contact all current utility providers regarding change in ownership
- Contact closer if there have been any recent repairs and/or improvements done to the property
- Contact closer if all parties can not be present at closing to make arrangements

What do you need to bring to your closing?

- Current driver’s license or other Government-issued photo identification
- Keys and garage door opener(s)
- Any information on appliances, etc. that may be helpful to the buyer

What will happen at your closing?

- Final settlement statement will be reviewed and signed
- Closing documents will be reviewed, signed and notarized
- Funds are collected and disbursed
- Keys, garage door opener(s) and other property information is exchanged

Buyers

What do you need to do to prepare for your closing?

- Comply with all lender requirements for approval of your new mortgage
- For cash have a certified cashiers check for closing for the full amount needed by you
- Determine your homeowner’s (hazard) insurance needs
 - contact your lender for the loss payee clause
 - obtain an original insurance binder and one year paid receipt
 - Call closer with premium amount
- Contact utility companies
- Contact closer if all parties cannot be present at closing to make arrangements

What do you need to bring to your closing?

- Certified or cashier’s check payable to The Title Team for the amount due at closing
- Current driver’s license or other Government-issued photo identification
- Conditions and any special documentation as required by your lender
- Insurance binder and one year paid receipt

What will happen at your closing?

- Final settlement statement will be reviewed and signed
- Closing documents will be reviewed, signed and notarized
- Information on homesteading your property is provided
- Funds are collected and disbursed
- Keys, garage door opener(s) and other property information is exchanged

Closing on the refinance of you home

What do you need to do prepare for your closing?

- Comply with all lender requirements for approval of a new mortgage

What do you need to bring to your closing?

- Certified or cashier’s check payable to The Title Team for the amount due at closing (if applicable)
- Current driver’s license or other Government issued photo identification (for notary purposes)
- Conditions and any special documentation as required by your lender

What will happen at your closing?

- Final settlement statement will be reviewed and signed
- Closing documents will be reviewed, signed and notarized

